BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	70
Suffix	
Property name	(Former Holly Tree Apartments)
Address line 1	VERNON ROAD
Address line 2	WORSBOROUGH
Address line 3	
Town/city	BARNSLEY
Postcode	S70 5BE

Description of site location must be completed if postcode is not known:

Easting (x)	435120
Northing (y)	403996

Description

The site used to house a C2 residential care home, known as 'Holly Tree Residential Home'. When the care home closed, the property was turned into apartments known as 'Holly Tree Apartments'. The property has since been demolished and planning approval was granted for 15 apartments on the site (Application No. 2013/1048).

2. Applicant Details

Title	Mr
First name	P
Surname	CONSTABLE
Company name	Ariya Neuro Care
Address line 1	Market Hall Office Suite
Address line 2	Suite K
Address line 3	
Town/city	Chesterfield

2. Applicant Details

Country	
Postcode	S40 1AR
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	MIKE
Surname	TIPPINS
Company name	MIKE TIPPINS DESIGN LIMITED
Address line 1	5 MANEY HILL ROAD
Address line 2	MANEY HILL ROAD
Address line 3	5
Town/city	SUTTON COLDFIELD
Country	United Kingdom
Postcode	B72 1JJ
Primary number	01213212058
Secondary number	
Fax number	
Email	mike@tippinsdesign.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	1942
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

The proposed development will be a Care Quality Commission registered rehabilitation focused Acquired Brain Injury (ABI) service for 12 individuals between the ages of 18-65yrs consisting of the core transitional rehabilitation facility, two pre-independence bungalows and two ‘slow stream’/ longer stay apartments. There will be a hydro pool facility which will be made available to other community-based service user groups outside Ariya Neuro Care.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The site used to house a C2 residential care home, known as 'Holly Tree Residential Home'. When the care home closed, the property was turned into apartments known as 'Holly Tree Apartments'. The property has since been demolished and planning approval was granted for 15 apartments on the site (Application No. 2013/1048). The site has been unused for a number of years and has become unsightly, attracting fly tipping onto the site and graffiti.

Is the site currently vacant? (●) Yes ( ) No

If Yes, please describe the last use of the site

Residential Apartments

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ( ) Yes (●) No

Land where contamination is suspected for all or part of the site ( ) Yes (●) No

A proposed use that would be particularly vulnerable to the presence of contamination ( ) Yes (●) No

7. Materials

Does the proposed development require any materials to be used in the build? (●) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Self Coloured Render Facing Brickwork Facing Stonework

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Concrete Interlocking Roof Tiles

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Powder Coated Aluminium

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Powder Coated Aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement? (●) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

2004 L(90)01 Location Plan
2004 L(90)02 Site Plan as Existing
2004 L(90)03 Site Plan as Proposed
2004 L(2-)02 Core Building Plans and Sections

7. Materials

2004 L(2-)03 Core Building Elevations
2004 L(2-)04 Phase 2 Bungalows
2004 L(2-)05 Phase 3 Apartments
Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	7	7
Disability spaces	0	3	3
Cycle spaces	0	5	5

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

11. Assessment of Flood Risk

☑ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance (see guidance note):

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

I am advised by Barnsley Council Operational Services that there are both surface and combined sewers adjacent to this site. I have contacted Yorkshire Water to determine location and allowable discharge rates although taking into account previous uses on the site i do not envisage this to be a problem.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

External Bin Store incorporating recyclable waste

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential institutions	0	0	854	854
Total	0	0	854	854

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2 - Residential institutions	0	30	30

18. Employment

Will the proposed development require the employment of any staff? ◉ Yes ○ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees			25

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ( ) The agent
- (•) The applicant
- ( ) Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	ELAINE
Surname	WARD
Reference	

Date (Must be pre-application submission)

04/05/2018

Details of the pre-application advice received

Good morning Mike

Thank you for your pre-application enquiry, I apologise for the time it has taken for me to reply, this has been purely down to a heavy workload and I appreciate your patience.

I understand that your pre-application enquiry is for a Proposed Residential Care Home to provide residential accommodation for 13 service users with acquired brain injuries at 70 Vernon Road, Worsborough. Plan No 2004 L(90)02 was submitted in support of your enquiry.
The site is roughly triangular in shape and is currently a vacant site on the corner of Osmond Drive and Vernon Road. The site lies within a residential area. There are large trees on the boundary of the site. Access is from Vernon Road. The land outside the site is at a higher level and a retaining wall is present in the north western part of the development, with walls of varying heights to remainder of the site, which screens the site well from surrounding dwellings, apart from the southern boundary adjacent to 10-15 Roundwood Court which does not have a wall.

The proposal is in 4 phases :
•Phase 1 in the centre of the site, a predominantly 2 storey core transitional rehabilitation facility
•Phase 2 3 no. pre-independence bungalows each 38sqm each
•Phase 3 single storey hydro pool suite
•Phase 4 2 longer stay apartments approximately 38 sqm each.

The site lies within Housing Policy Area in the Unitary Development Plan so the proposal is acceptable in principle.

Design
The one and two storey design as shown on the plan is acceptable in principle, and whilst minimum required external distances are not achieved to the two storey dwellings to the east, it is considered that as the proposed phase 2 element is one storey at this point there would be no amenity impact on existing dwellings. Further screening would be afforded by the high boundary wall at this point.

However, the internal sizes proposed for the bungalows in phase 2 and apartments in phase 4 are inadequate and should align with the minimum sizes as set out in the adopted Best Practice in the South Yorkshire Residential Design Guide (page 130), which requires a minimum of 46sqm for a 1 bed one person unit and there are also minimum room sizes which should be adhered to or preferably exceeded. It would not be unreasonable to expect units larger than the minimum due to any care requirements for the residents which may require extra space, particularly as you intend the whole site to be wheelchair accessible. Normally, residential development also requires minimum external amenity space of a minimum of 50sqm per dwelling for 2 bedrooms or less. However, a reduction to this requirement may be acceptable in this instance due to the special needs of the residents.

This guide is used by all south Yorkshire authorities, the link is below:
http://www.doncaster.gov.uk/services/planning/south-yorkshire-residential-design-guide-spd

Parking
Parking spaces should be shown on any submitted plan and meet requirements

24. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr Trew
Number	
Suffix	
House Name	The Old Cornmill
Address line 1	Manchester Road
Address line 2	Thurlstone
Town/city	Sheffield
Postcode	S36 9PT
Date notice served (DD/MM/YYYY)	12/07/2018

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	MIKE
Surname	TIPPINS
Declaration date (DD/MM/YYYY)	11/07/2018

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	16/07/2018